

**JOINT ECONOMIC DEVELOPMENT
STEERING COMMITTEE
OCTOBER 6, 2000**

1. ROLL CALL

The meeting was called to order at 8:03 a.m. Present were Chair Chuck Bonfiglio, Vice-Chair Larry Davis (departed 9:26 a.m.), Vice-Mayor Richard Weiner (arrived 8:20 a.m., departed 9:25 a.m.), Councilmember Geri Clark, Delia Alonso, Wayne Arnold, Bob Boegli (departed 9:25 a.m.), and Neal Kalis (arrived 8:10 a.m.). Also present was Committee Secretary Janet Gale recording the meeting. Richard Abraham was absent.

2. APPROVAL OF MINUTES: September 1, 2000

Ms. Alonso made a motion, seconded by Councilmember Clark, to approve the minutes of September 1, 2000. In a voice vote, with Vice-Mayor Weiner, and Messrs. Abraham and Kalis being absent, all voted in favor. **(Motion carried 6-0)**

3. OLD BUSINESS

3.1 Discussion of Resolution R-2000-220

Chair Bonfiglio pointed out that rather than being renewed annually, this was now a "standing" Committee.

4. NEW BUSINESS

4.1 Agrarian Committee

Ms. Alonso advised that the agrarian ordinance had been passed and she thanked the Town Council for its efforts, particularly Vice-Mayor Weiner and Councilmember Paul. She mentioned the positive effects this has had on the agrarian community. Ms. Alonso indicated that there were still problems occurring with the Property Appraiser's Office. She explained that her classification had been semi-denied and that she had to appear before the Value Judicial Board. Ms. Alonso suspected that this was a form of retaliation and that she would keep the Committee apprised of the developments.

4.2 Community Redevelopment Agency

Mr. Kalis spoke of the success of the meeting held at the Eastside Community Center September 26th which was to provide advice on housing opportunities. He advised that representatives from several agencies were present to inform people on the various programs available to them. Mr. Kalis thanked Councilmember Clark and Housing and Community Development Coordinator Shirley Taylor-Prakelt for their efforts in organizing the event. He hoped the Agency would make this an annual event since it turned out so well.

Mr. Kalis advised that he and Economic Development Coordinator Margaret Wu were in the process of reviewing applications to fill the position of Redevelopment Administrator.

Mr. Kalis apprised the Committee that the Agency and the Davie/Cooper City Chamber of Commerce were in discussions about relocating the Agency's offices to the Chamber.

Mr. Kalis updated the Committee on the progress of the streetscape project and indicated that the Broward County Department of Transportation was accepting bids for the resurfacing of Davie Road all the way to I-595. He spoke of the ongoing discussions among the Town, South Florida Water Management District, and Florida Department of

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Mr. Kalis spoke on the status of the LeftMark/Winn Dixie site and indicated that a proposed venture with Nova did not come to fruition. He advised of conversations he had with LeftMark representatives who expressed that they were not inclined to build a multi-story building. Mr. Kalis indicated that the Agency was trying to find a joint venture partner for LeftMark in order to encourage them to build a multi story, mixed-use building. He felt that a substantial building on that site was warranted and welcomed any suggestions. Later in the meeting, Councilmember Clark asked about the rear view appearance of a two-story building. Mr. Kalis explained that if the building complied with the Western Theme Code, the rear of a building would have architectural features that would be esthetically pleasing. Councilmember Clark expressed her eagerness to have the site developed and offered to do what she could to help.

Mr. Kalis advised that the Agency had determined that the revisions for the Walgreens' site plan were not in conformance with the Griffin Corridor Plan nor with the Western Theme District and, therefore, it had not been endorsed by the Agency. There was a brief discussion that some of the tenants of Armadillo Square had been encouraged by the landlord to vacate the site thereby creating the appearance of a hardship.

4.3 Davie/Cooper City Chamber of Commerce

Chair Bonfiglio indicated that the Chamber had concerns with the Charter Review Board's recommendation that a supermajority vote for land use changes be a referendum. Vice-Mayor Weiner apprised of the process and indicated that there would be opportunity to express opposition on that issue.

Chair Bonfiglio reported that the loss of Ed Morse Buick to Sawgrass was a cause of concern for the Chamber, particularly since the Chamber was instrumental in helping them to locate in the Town. A brief discussion ensued and Committee members theorized that car dealerships may prefer locating in clusters; however, no one had an explanation for why the dealership was leaving.

4.4 Davie Economic Development Council

As there was no representative present, no report was made.

4.5 Davie Merchants and Industrial Association

Mr. Arnold reported that Acting Town Administrator Tom Willi had been the guest speaker at the latest Davie Merchants and Industrial Association (DMIA) meeting. He commented that Mr. Willi had impressed him as a pro-active and progressive administrator and the DMIA was enthused with what he had been doing. Mr. Arnold advised that the next DMIA meeting would be held on October 17th at the Davie Women's Club and would be devoted to candidates who were running in the November election.

4.6 Planning and Zoning Board

Vice-Chair Davis advised that the developer-driven estates ordinance had been denied by the Board and the Council. He indicated that a second issue, special permits for exotic animals, had been agendized for Council and he did not know the results of that item. Councilmember Clark advised that the item had been tabled. Vice-Chair Davis was pleased that these two issues were being addressed.

Mr. Kalis inquired about the estate ordinance [R-1 E], and spoke on the conceptual

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resistance to the concept. He continued to explain that the zoning was not Town created nor was it developed by staff as a means to improve the Town. Vice-Chair Davis reiterated that this was forced by the developer who had a monetary investment in the project and indicated that this was what they were going to do and how they wanted to do it.

Mr. Kalis concurred that the developer may have gone about this in the wrong way. He shared his opinion on how to approach this issue if Council wanted it revisited. Chair Kalis advised that a consensus had to be established and the way to do that was by bringing the interested parties together in a series of meetings with a non-biased facilitator to discuss the concepts and show what the finished product would look like. Vice-Chair Davis commented that with the exception of the non-biased facilitator, the developer had done all those things and did have the support of the surrounding neighborhood in exchange for some of the things that the surrounding neighborhoods wanted. Mr. Kalis commented that it had to be a more "up level" approach.

4.7 South Florida Education Center

Mr. Boegli advised of the schools and universities which comprised the South Florida Education Center (SFEC). He stated that over 25, 000 students came onto the campus daily which was why a major concern was transportation. Mr. Boegli explained that the Transportation Management Association was developed for that purpose and that it was supported by the Federal Government and Broward County through grants. He advised that the SFEC was actively pursuing alternative fuel concepts for transportation within the campus. Mr. Boegli indicated that the institutions were experiencing massive growth and he apprised the Committee of the ongoing construction projects.

Mr. Boegli advised that many of the administrators within the SFEC were actively pursuing leasing additional space and that he had been directly involved in dealing with LeftMark on the Winn Dixie site. He apprised the Committee on what had transpired.

Mr. Boegli concluded his report by stating that the purpose of the SFEC was to provide educational services for anyone from prekindergarten through post PhD.

4.8 Town Council

Vice-Mayor Weiner advised that the Citizens Committee had been disbanded due to a lack of participation. He indicated that since Council meetings had been running late, he has not had an opportunity to discuss the Committee's recommendation to place an article in the Davie Update listing the various boards, their function and their meeting times.

Vice-Mayor Weiner announced that Council had approved a contract offer for an Assistant Town Administrator; however, he was unsure if the applicant had accepted.

Vice-Mayor Weiner indicated that the Town was in the process of hiring several department heads which had been advertised. He stated that the positions were Fire Chief, Human Resources Director, Town Engineer, and Town Clerk.

Mr. Kalis inquired on the status of the franchise agreement with Waste Management and commented that he understood Council was to have a workshop meeting to discuss terms of the agreement and address problems. Vice-Mayor confirmed that a workshop was planned.

Councilmember Clark explained her position regarding the R-1 E ordinance which on the onset she had supported because she felt it had a lot of merit. Councilmember Clark

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approve zoning changes that would allow higher density and that after all was said and done, she would not break that promise. Councilmember Clark indicated that she was open to readdressing the subject; however, those two issues needed to be satisfied. She indicated that she would be meeting with Debbie Orshefsky who was the attorney representing GL Builders, Tom Truex and others who were opposed and in favor of the zoning in order to have a complete understanding of all sides of the issue.

Ms. Alonso commented that GL Builders was a reputable builder; however, the next developer may not be as reputable. Her suggestion was to have the concept defined, a strict criteria established and implemented, that there be no variation, and see if it works.

5. COMMENTS AND/OR SUGGESTIONS

Mr. Kalis had observed a distraught resident who spoke at the last Council meeting and told of her exasperating experiences in the plans approval process. He suggested that there be some type of training program for employees so that they would respond to the public better.

6. ADJOURNMENT

As there was no other business and no objections, the meeting was adjourned at 9:40 p.m.

Approved: _____

Chair/Committee Member